



## PROPERTY HIGHLIGHTS

- 6,418 SF available in between Rainbow and Intro Clothing Store, space can be subdivided
- Located in the main retail corridor of Shaker Heights, which has undergone major renovations
- Nearby tenants include: Heinen's Grocery Store, Verizon, Subway, PNC, Boston Market, Salon Lofts, Huntington Bank, Rainbow, and Shaker Hardware

## TRADE AREA DEMOGRAPHICS

	POPULATION	AVG. HH INCOME	DAYTIME EMPLOYEES
<b>3 Miles</b>	140,190	\$75,352	86,863
<b>5 Miles</b>	329,115	\$66,037	261,166
<b>7 Miles</b>	492,837	\$66,539	416,061
<b>10 Minutes</b>	424,561	\$67,973	404,845

## QUICK LINKS (click to view)

3401 Richmond Rd., Suite 200  
Beachwood, OH 44122

[www.passovgroup.com](http://www.passovgroup.com)

**FOR MORE INFORMATION, CONTACT: 216.831.8100**

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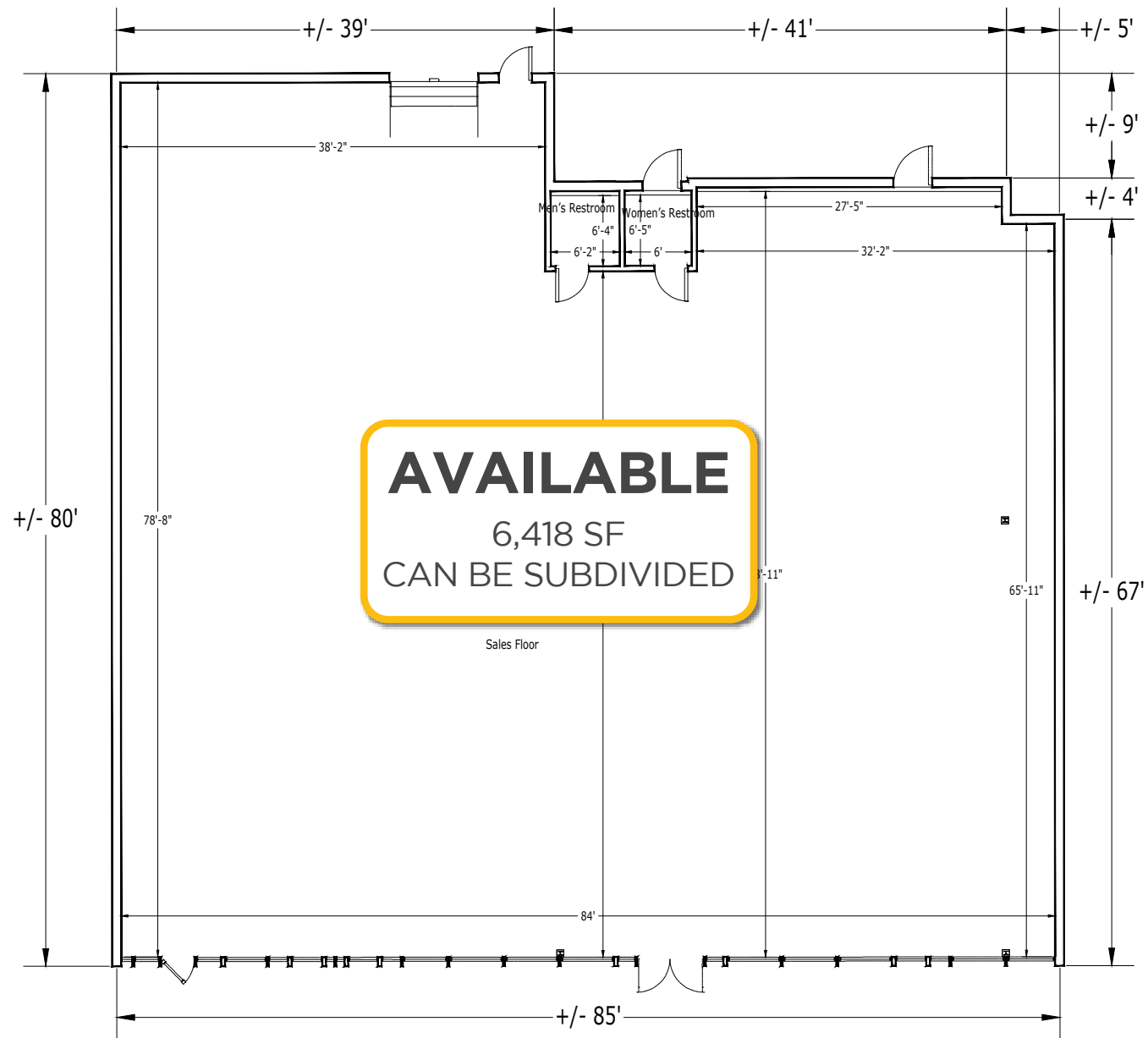
**REALTY  
RESOURCES**  
OHIO MEMBER



NO.	RETAILER	SF
10	Heinen's	41,822
20	Refresh Dental	3,000
30	GameStop	2,904
40	Perfect Nails	1,296
50	Pet Valu	4,152
60	Subway	1,170
70	Verizon	1,050
80	Salon Loft	5,040

NO.	RETAILER	SF
90	Boston Market	3,095
100	The UPS Store	1,200
110	Rainbow	7,810
120	<b>AVAILABLE</b>	<b>6,418</b>
130	Intro Clothing Store	1,937
140	Premier Smiles Orthodontics	4,435
150	Hibachi Express	1,200
160	Ohio BMV	1,575

NO.	RETAILER	SF
170	Young America Insurance	1,278
180	Baskin Robbins	1,773
190	Papa John's	1,668
200	Dollar Tree	11,850
210	Ace Hardware	12,100
220	Huntington National Bank	2,924
230	PNC Bank	3,500



FRONT





## SHAKER SQUARE



19,949 VPD

UNION AVE

## VAN AKEN DISTRICT



WARRENSVILLE CENTER RD

SHAKER BLVD

CANTERBURY GOLF CLUB

## PAVILION SHOPPING CENTER



RICHMOND RD

## SITE



SHAKER HEIGHTS COUNTRY CLUB

CHAGRIN BLVD

20,600 VPD

LEE RD

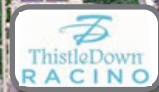
17,171 VPD



MILES AVE

15,005 VPD

HIGHLAND PARK GOLF COURSE







**UNIVERSITY CIRCLE**

Cleveland Museum of Natural History

CLEVELAND BOTANICAL GARDEN

SEVERANCE HALL

CASE WESTERN RESERVE

**COVENTRY DISTRICT**

ACE, Marcs, Key Bank, Huntingdon, Pacific East, The Grog Shop, The Exchange, Picca, City Buddies

**LEGACY VILLAGE & BEACHWOOD MALL**

Dick's Sporting Goods, Pier 1, Giant Eagle, L.L.Bean, Brio, Hyatt Place, Cheesecake Factory, Bar Louie, Crate & Barrel, Arhaus, Francesca's, AT&T, LA Fitness, The Capital Grille, Fifth Third Bank, Pottery Barn, Coach, Aveda, Ann Taylor, Bath & Body Works, Hollister, Justice, GAP, Starbucks, Dillard's

**MAYFIELD RD & I-271**

Target, Old Navy, Starbucks, Ulta, Bed Bath & Beyond, Michaels, Marcs, Great Clips, CVS, Best Buy, Bob Evans, Bath & Body Works, Carter's, Giant Eagle, Fresh Thyme, PetSmart, Jo-Ann, Books, Lane Bryant, Dressbarn, Marshalls, Auto Zone, GameStop, K&G Fashion, GNC

**LITTLE ITALY**

Donnell's Gallery, Corbo's Bakery, Angelo's, JATI, La Collina, Washington Place, La Pizzeria, Rising Star, Club Isabella

27 COLTMAN LUXURY TOWNHOMES - 27 UNITS

**VAN AKEN DISTRICT**

Brassica, Andrew's Colour, Bonobos, Restore, Rising Star, QDOBA, See Eyewear, Van Aken Apartments, Aristocrat Apartments, Fairway Marchmont Apartments, Blair House Apartments - 56 UNITS